



MINUTES OF THE BOARD OF COUNTY COMMISSIONERS

MONDAY, MARCH 30, 2026

LAND USE HEARING

There was no Land Use Hearing for the week of March 30, 2026.

TUESDAY, MARCH 31, 2026

ADMINISTRATIVE MATTERS MEETING

The Board of County Commissioners met at 9:00 a.m. with County Manager Lorenda Volker. Chair Shadduck-McNally presided. Commissioner Stephens was present. Commissioner Kefalas was excused. Also present were Sarah Martin and Tom Clayton, Commissioners' Office, and Lindsey Trachy, Deputy Clerk.

Chair Shadduck-McNally opened the meeting with the Pledge of Allegiance.

1. PUBLIC COMMENT: Chair Shadduck-McNally opened the meeting to public comment.

Eric Sutherland addressed the Board regarding a six percent loss of revenue due to mill levies that are not beneficial to Larimer County residents. Mr. Sutherland also mentioned Colorado urban renewal laws and stated that Larimer County has violated the Colorado Constitution.

Bret Lessman provided public comment online, stating that the Larimer County Sheriff's Office failed to investigate a case of financial exploitation and mortgage fraud of at-risk adults. Mr. Lessman explained a situation in which he and his wife withdrew a loan application with Citibank. Mr. Lessman later found out that Citibank still contacted his insurance company to list themselves as a mortgagee on his property. Farmers Insurance then revised Mr. Lessman's home insurance policy without his knowledge. Mr. Lessman went on to explain his frustration in dealing with the Larimer County Sheriff's Office when he reported the fraudulent transactions.

Chair Shadduck-McNally closed public comment.

2. APPROVAL OF THE MINUTES FOR THE WEEK OF MARCH 23, 2026:

MOTION:

Commissioner Stephens moved that the Board of County Commissioners approve the minutes for the week of March 23, 2026.

Motion carried 2-0.

3. REVIEW OF THE SCHEDULE FOR THE WEEK OF APRIL 6, 2026: Ms. Martin reviewed the upcoming schedule with the Board, and the Board made several additions.

4. CONSENT AGENDA:

ABATEMENTS

- 1. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0483028 – 321 Mountain Ave LLC – Tax Year 2025**
- 2. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0530115 – David D Miller and Ashley T Miller – Tax Year 2025**
- 3. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1685882 – Ft. Collins OT Senior Housing Propco KP66 LLC – Tax Year 2025**
- 4. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1676002 – Timnath Trail LLC – Tax Year 2025**
- 5. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0039420 – 141 S. College Ave – Tax Year 2025**
- 6. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1627029 – John J Demott – Tax Year 2025**
- 7. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1671853 – Miran Kim Moore – Tax Year 2025**
- 8. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1646607 – Arthur T Bell and Betty Jo Bell – Tax Year 2024**
- 9. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1646608 – Arthur T Bell and Betty Jo Bell – Tax Year 2024**
- 10. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1648059 – Norco Training Center LLC – Tax Year 2023**
- 11. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1648059 – Norco Training Center LLC – Tax Year 2024**
- 12. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1217593 – Jacqueline A McMahon – Tax Year 2025**

13. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1657835 – Justine A Alexander and Laurie N Alexander – Tax Year 2025
14. PETITION FOR ABATEMENT OR REFUND OF TAXES: R0532398 – Tim R Leckbee and Kathleen M Leckbee – Tax Year 2025
15. PETITION FOR ABATEMENT OR REFUND OF TAXES: P8287475 – Woodspring Suites Fort Collins – Tax Year 2024
16. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1669123 – 6520 S College Ave LLC – Tax Year 2024
17. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1588060 – Robert D Wagner Jr. and Stephanie A Wagner – Tax Year 2025
18. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1623045 – J Dwayne Goodwin and Daphne M Goodwin – Tax Year 2025
19. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1607392 – Douglas L McDermott – Tax Year 2023
20. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1607392 – Douglas L McDermott – Tax Year 2024
21. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1607391 – Douglas L McDermott – Tax Year 2023
22. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1607391 – Douglas L McDermott – Tax Year 2024
23. PETITION FOR ABATEMENT OR REFUND OF TAXES: R1431544 – Rachel Graham and Steve Graham – Tax Year 2024

AGREEMENTS

1. BUREAU OF RECLAMATION GRANT AGREEMENT AMENDMENT #4: ACTIVITIES AT HORSETOOTH & PINWOOD RESERVOIRS, BROADBAND CABLE AND ASPHALT REPAVING
2. FRONT RANGE FIRE RESCUE FIRE PROTECTION DISTRICT – COOPERATIVE AGREEMENT – WILDFIRE RESILIENCY CODE ADMINISTRATION & ENFORCEMENT

3. **PINEWOOD SPRINGS FIRE PROTECTION DISTRICT – COOPERATIVE AGREEMENT – WILDFIRE RESILIENCY CODE ADMINISTRATION & ENFORCEMENT**
4. **DEVELOPMENT AGREEMENT FOR HANSEN CONSERVATION DEVELOPMENT, FILE NO. 21-LAND4184**
5. **GENERAL CONTRACTOR AGREEMENT (P26-02, ON-CALL GENERAL CONSTRUCTION SERVICES; DELEHOY)**
6. **GENERAL CONTRACTOR AGREEMENT (P-26-02, ON-CALL GENERAL CONSTRUCTION SERVICES, ADOLFSON & PETERSON)**
7. **POUDRE CANYON FIRE PROTECTION DISTRICT – COOPERATIVE AGREEMENT – WILDFIRE RESILIENCY CODE ADMINISTRATION & ENFORCEMENT**
8. **BERTHOUD FIRE PROTECTION DISTRICT – COOPERATIVE AGREEMENT – WILDFIRE RESILIENCY CODE ADMINISTRATION & ENFORCEMENT**
9. **WELLINGTON FIRE PROTECTION DISTRICT – COOPERATIVE AGREEMENT – WILDFIRE RESILIENCY CODE ADMINISTRATION & ENFORCEMENT**
10. **POUDRE VALLEY FIRE PROTECTION DISTRICT – COOPERATIVE AGREEMENT – WILDFIRE RESILIENCY CODE ADMINISTRATION & ENFORCEMENT**
11. **AMENDMENT TO GRANT AGREEMENT BETWEEN LARIMER COUNTY AND THE MATTHEWS HOUSE FOR OPERATION OF YOUTH SHELTER**

LIQUOR LICENSES

1. **LIQUOR LICENSE SPECIAL EVENT PERMIT 6% – CREEPY WALK IN THE WOODS – LOVELAND, COLORADO**
2. **LIQUOR LICENSE SPECIAL EVENT PERMIT 6% – CREEPY WALK IN THE WOODS – LOVELAND, COLORADO**
3. **LIQUOR LICENSE SPECIAL EVENT PERMIT 6% – CREEPY WALK IN THE WOODS – LOVELAND, COLORADO**

MISCELLANEOUS

1. LARIMER COUNTY LEGISLATIVE POSITIONS

RESOLUTIONS

- 1. FINDINGS AND RESOLUTION APPROVING THE HANSON APPEAL**
- 2. RESOLUTION EXCLUDING PROPERTY FROM THE TANAGER PUBLIC IMPROVEMENT DISTRICT NO 72**

MOTION

Commissioner Stephens moved that the Board of County Commissioners approve the Consent Agenda for March 31, 2026.

Motion carried 2-0.

5. COMMISSIONERS' GUESTS: The Board did not have any guests.

6. DISCUSSION ITEMS:

1. PROCLAIM APRIL AS FAIR HOUSING MONTH: Lexi Valenti, Housing Liaison for the Office of Housing Stability, presented this discussion item, requesting that the Board proclaim April 2026 as Fair Housing Month to raise awareness of the critical role safe, stable housing plays in ensuring dignity and opportunity for all families. Ms. Valenti stated that the housing gap is often recognized, but today's proclamation is about honoring those who build a bridge. Sherwood House offers families the time and space necessary to transition from homelessness to self-sufficiency. Family Housing Network demonstrates that community support truly changes lives, and fair housing is the legal commitment that reinforces this community effort. Ms. Valenti welcomed several staff members from Family Housing Network to address the Board.

Annette Zacharias, Executive Director of Family Housing Network, explained that the Sherwood House bridge housing project was introduced because Family Housing Network did not have permanent supported housing for families in the past. Sherwood House serves the most vulnerable families with children in the community. Jim Zaffarana, Board President of Family Housing Network, explained that the organization has over 1,000 volunteers across 28 faith communities, as well as local business and donor support. Stephanie Alley, Case Manager for Sherwood House, expressed her gratitude for working with these families every day.

The Board asked about the history of Family Housing Network and Sherwood House. Ms. Zacharias explained that Family Housing Network has 28 faith communities that utilize a rotational housing model, meaning that families rotate between church-sponsored temporary housing on a weekly basis. This model is ideal for lower-acuity families that can self-resolve into housing within 3-4 months with some case management support. However, some families in the community need more time, and the rotational model does not work for them. Bridge housing such as the Sherwood House allows 7-8 families to co-house in a longer-term shelter for up to one year. The Sherwood House staff also helps these families to access support in mental health services, childcare, finances,

and education, enabling them to increase their income to a level where they are able to obtain their own permanent housing in Fort Collins or Loveland.

The Board thanked the Family Housing Network staff for their work and noted the importance of recognizing the unique challenges that are faced by families who are struggling with homelessness. The Board asked how volunteers or those seeking assistance can find information about these programs. Ms. Zacharias shared the organization's contact information and highlighted some upcoming events.

County Manager Volker commented that housing has changed over time, but it is no less important and no less critical to the community. Manager Volker thanked the staff from Family Housing Network for their work and dedication.

Commissioner Stephens read the proclamation.

MOTION

Commissioner Stephens moved that the Board of County Commissioners approve the proclamation declaring April 2026 as Fair Housing Month.

Motion carried 2-0.

The Board took a brief recess.

The Board returned to session.

7. **COUNTY MANAGER UPDATE:** County Manager Volker updated the Board on various projects and activities.

8. **COMMISSIONER ACTIVITY REPORTS:** The Board detailed their attendance at events during the previous week.

9. **LEGAL MATTERS:** None requested.

With there being no further business, the Board adjourned at 9:55 a.m.

John Kefalas, CHAIR PROTEM
JODY SHADDUCK-MCNALLY, CHAIR
BOARD OF COUNTY COMMISSIONERS

TINA HARRIS
CLERK & RECORDER
ATTEST:

Lindsey Trachy

Lindsey Trachy, Deputy Clerk

